

MEMORANDUM

January 21, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: The Office of the Director
SUBJECT: BOARD OF APPEAL REFERRALS

Petition No. Z-2078
Martin Mulryan & William O'Brien
8-24 Marion Street, Roslindale

Petitioner seeks a forbidden use permit and seven variances to erect a three story 30 unit apartment dwelling in a residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A multi family dwelling is forbidden in an R-.5 district.		
Section 10-1. Parking not allowed in required front yard nor within five feet of side lot line.		
Section 14-1. Lot size is insufficient.	2 acres	20,000 s.f.
Section 15-1. Floor area ratio is excessive.	0.5	1.3
Section 16-1. Building height is excessive.	2 stories	3 stories
Section 17-1. Open space is insufficient.	1000 sf/du	427 sf/du
Section 20-1. Rear yard is insufficient.	40 feet	10 feet
Section 23-1. Off street parking is insufficient.	30 spaces	20 spaces

The property, located on Marion Street near the intersection of Florence Street, contains two 2½ story frame dwellings on 20,000 square feet of land. The proposed 30 unit apartment structure is incompatible with the one and two family dwellings in the neighborhood. The proposed front yard parking would be unattractive to the neighboring structures. Recommend denial.

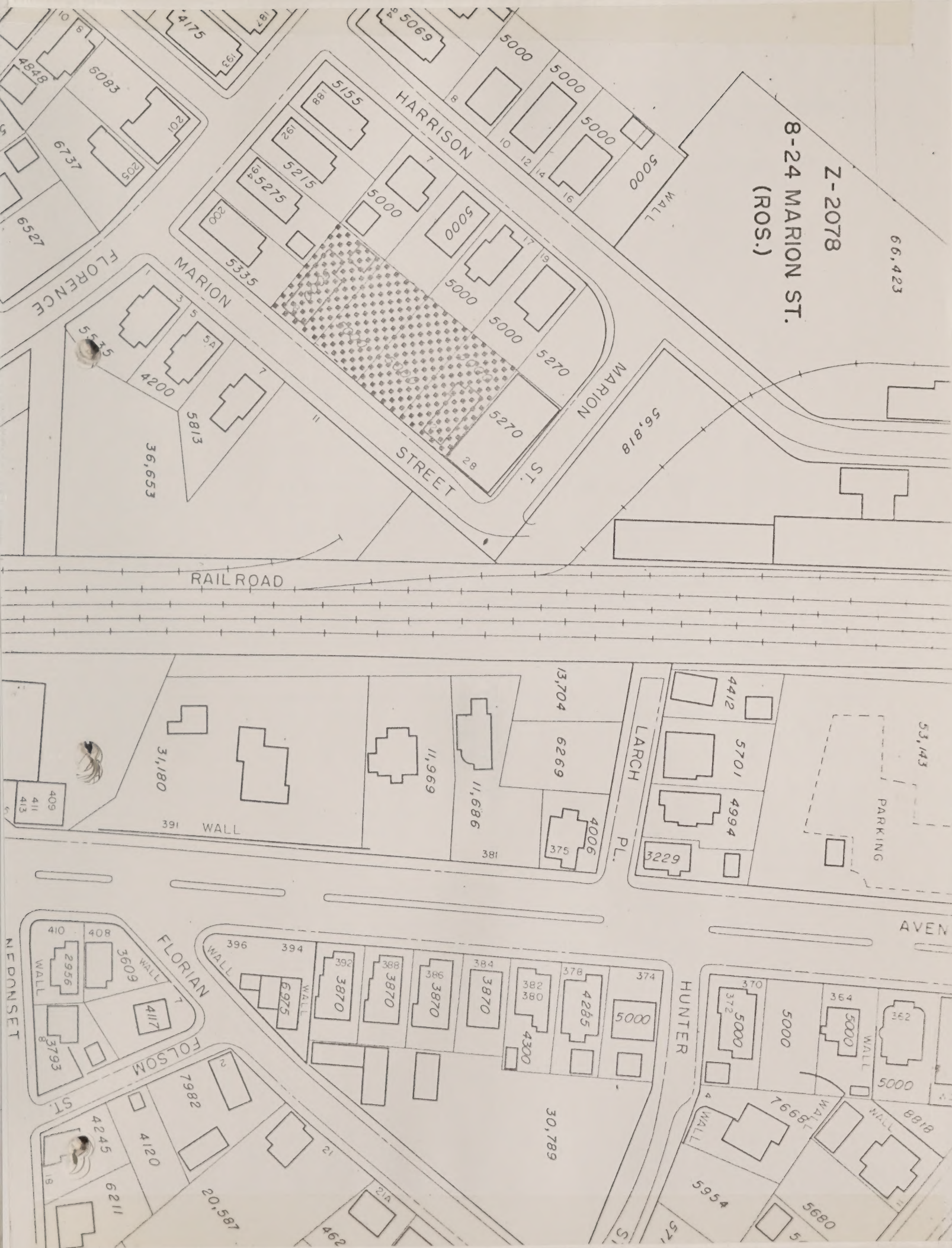
BOARD OF APPEAL REFERRALS

Petition No. Z-2078

VOTED: That in connection with Petition No. Z-2078, brought by Martin Mulryan and William O'Brien, 8-24 Marion Street, Roslindale, for a forbidden use permit and seven variances to erect a three story 30 unit apartment dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The proposed structure is incompatible with the one and two family homes found in this area. The front yard parking would create an unpleasant view in relation to neighboring structures.

Z-2078

8-24 MARION ST.
(ROS.)



Board of Appeal Referrals 1/21/71

Petition No. Z-2079
Pere Marquette Building Association
64-66 N. Street, South Boston

Petitioner seeks a conditional use permit and five variances to erect a one story and basement clubhouse in an apartment (H-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A private club is a conditional use in an H-1 district.		
Section 14-2. Lot area for additional unit is insufficient.	1000 sf/du	722 sf/du
Section 18-1. Front yard is insufficient.	25 feet	3 feet
Section 19-4. Side yard is insufficient.	11 feet	8 feet
Section 20-4. Rear yard is insufficient.	30 feet	10 feet
Section 23-2. Off street parking is insufficient.	119 spaces	0

The property, located on N Street between East Broadway and West Third Street, contains a three story brick structure on 10,000 square feet of land. Several months ago, the structure was ravaged by fire; much of the roof is missing and the interior damaged. The petitioner proposes to erect a one story and basement structure covering the entire lot. The proposed structure would be inappropriate and inconsistent with the neighboring structures. The staff recommends that the existing structure can be and should be rehabilitated. Staff planning and design assistance will be available to the developer. Off street parking is a necessity and must be provided in the immediate area. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2079, brought by Pere Marquette Building Association, 64-66 N Street, South Boston, for a conditional use permit and five variances to erect a one story and basement clubhouse in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial as submitted. The proposed structure is inappropriate and inconsistent with the neighboring structures. The Authority recommends that the existing structure be rehabilitated. Technical assistance from the Authority will be available to the developer. Off street parking must be provided in the immediate area.

Board of Appeal Referrals 1/21/71

Petition No. Z-2080
Herman T. Johnson
6 Glenville Terrace, Allston

Petitioner seeks a forbidden use permit to allow the use of a refuse dump container in a general business (B-1) district. The proposal would violate the code as follows:

Section 8-7. The outdoor storage of cloth cuttings is forbidden in a B-1 district.

The property, located on Glenville Terrace near the intersection of Harvard Avenue, contains a one story masonry structure utilized for the manufacturing of apparel. The refuse container which is used for the storage of waste cloth cuttings and clippings is existing and is located directly in front of the building. The container in its present location constitutes a fire hazard and impedes vehicular traffic on this narrow public way. The staff recommends that the storage of waste material be effectively confined to the interior of the structure. Recommend denial.

VOTED: That in connection with Petition No. Z-2080, brought by Herman T. Johnson, 6 Glenville Terrace, Allston, for a forbidden use permit to allow the use of a refuse dump container in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. The container in its present location directly in front of the manufacturing structure constitutes a fire hazard and impedes vehicular traffic on this narrow public way. The Authority recommends that the storage of waste materials be effectively confined to the interior of the structure.



Z-2080
6 GLENVILLE TERRACE
(ALLSTON)
AVE.

Board of Appeal Referrals 1/21/71

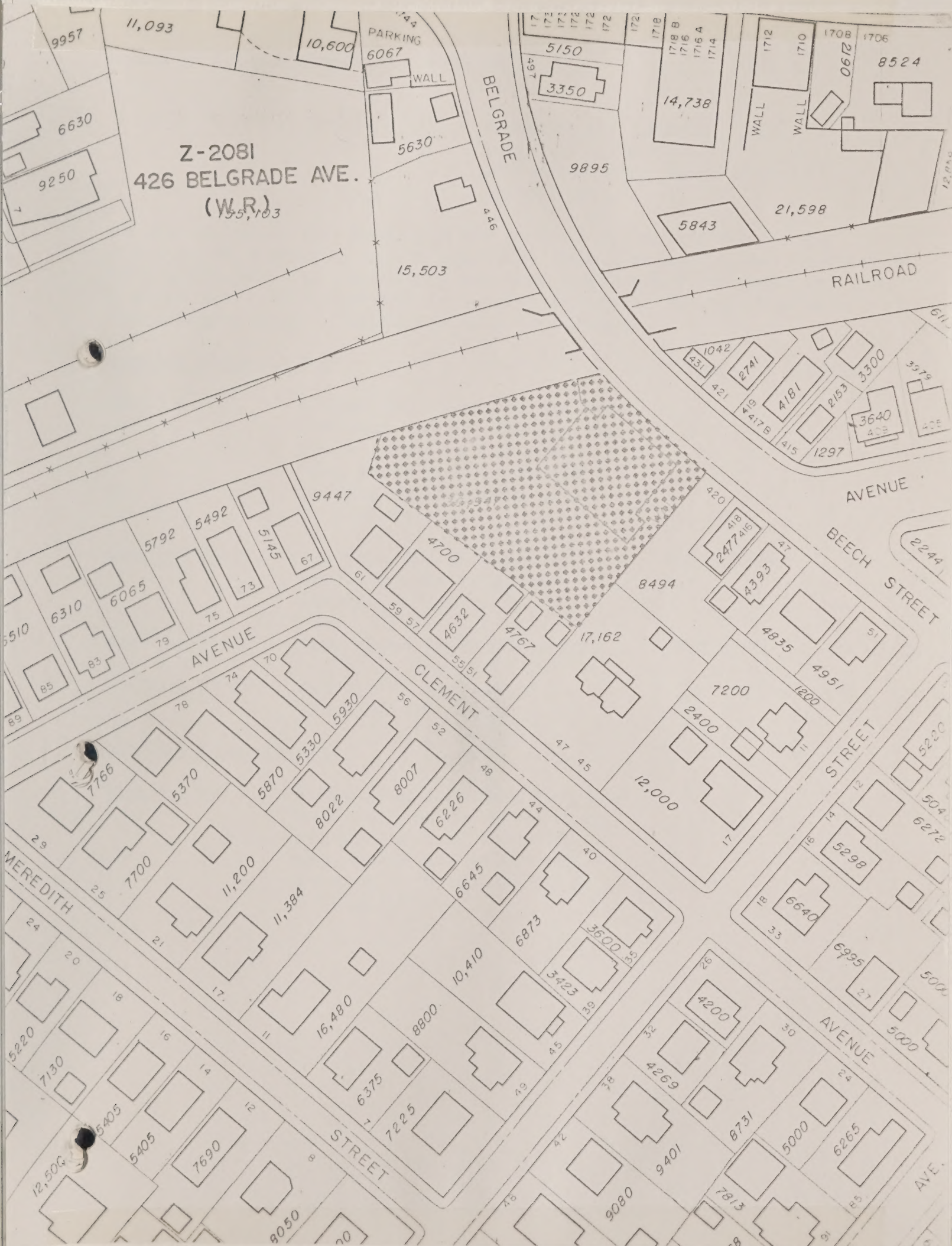
Petition No. Z-2081
New England Telephone & Telegraph Co.
426 Belgrade Avenue, West Roxbury

Petitioner seeks two variances to erect a three story addition to a Telephone Exchange Building in a local business (L-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	0.5	0.8
Section 16-1. Height of building is excessive.	2½ stories	3

The property, located on Belgrade Avenue near the intersection of Beech Street, contains a three story automatic dial telephone exchange building on 37,000 square feet of land. The petitioner proposes to erect a 41 ft. x 94 ft. three story extension to the rear of the existing structure. The architectural continuity of the existing structure would be maintained. Adequate off street parking would be provided. Recommend approval.

VOTED: That in connection with Petition No. Z-2081, brought by New England Telephone & Telegraph Company, 426 Belgrade Avenue, West Roxbury, for two variances to erect a three story addition to an automatic telephone exchange building in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. The architectural continuity of the existing three story telephone structure would be maintained. Adequate off street parking would be provided.



Board of Appeal Referrals 1/21/71

Petition No. Z-2082 - 2083
Frank R. McDonough
359-361-363-365 Adams Street
Dorchester

Petitioner seeks two forbidden use permits and six variances for a change of occupancy in two buildings from a store and two apartments to a store and four apartments and from a store and two apartment to a store and five apartments in a local business (L-.5) district. The proposal would violate the code as follows:

359-361 Adams Street

Section 8-7. A dwelling converted for more families and not meeting the requirements of lot area, open space and off-street parking is forbidden in an L-.5 district.

Section 14-2. Lot area for additional dwelling unit is insufficient.

1500 sf/du 0

Section 17-1. Open space is insufficient.

800 sf/du 84 sf/du

Section 23-1. Off street parking is insufficient.

2 spaces 0

363-365 Adams Street

Section 8-7. A dwelling converted for more families and not meeting the requirements of lot area, open space and off-street parking is forbidden in an L-.5 district.

		<u>Req.d</u>	<u>Proposed</u>
Section 14-2.	Lot area for additional dwelling unit is insufficient.	1500 sf/du	0
Section 17-1.	Open space is insufficient.	800 sf/du	84 sf/du
Section 23-1.	Off street parking is insufficient.	3 spaces	0

The property, located on Adams Street at the intersection of Parkman Street, contains a three story frame structure. The staff would have no objection to the proposed conversion provided that the required off street parking facilities are supplied within the immediate area and that the exterior of the building also be rehabilitated. Recommend approval with proviso.

VOTED: That in connection with Petitions Nos. Z-2082 - 2083, brought by Frank R. McDonough, 359-365 Adams Street, Dorchester, for two forbidden use permits and six variances for a change of occupancy in two buildings from a store and two apartments to a store and four apartments and from a store and two apartments to a store and five apartments in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided that the required off-street parking facilities be supplied within the immediate area and that the exterior of the building also be rehabilitated.



Z-2082-83
359-365 ADAMS ST.
(DOR.)

STREET

ADAMS

NEPONSET

VICTORY

LESLIE

DIX

STREET

Board of Appeal Referrals 1/21/71

Petition No. Z-2084
J. E. Daniels
198-202 Warren Avenue, Boston

Petitioner seeks a forbidden use permit and a variance for a change of occupancy from two stores and six apartments to eight apartments in an apartment (H-2) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting the requirements of open space is forbidden in an H-2 district.		
Section 17-1. Usable open space is insufficient.	150 sf/du	30 sf/du

The property, located on Warren Avenue near the intersection of West Brookline Street in the South End Urban Renewal Area, contains a four story masonry structure. The petitioner proposes to convert two vacant stores into two modern apartments. The proposed conversion is desirable, would provide needed residential units and would be consistent with the objectives of the South End Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-2084, brought by J. E. Daniels, 198-202 Warren Avenue, Boston, in the South End Urban Renewal Area, for a forbidden use permit and a variance for a change of occupancy from two stores and six apartments to eight apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. The proposed conversion would be desirable, would provide much needed residential units and would be consistent with the objectives of the South End Urban Renewal Plan.



(B.P.)
158-202 WARREN AVE.
Z-2084

Board of Appeal Referrals 1/21/71

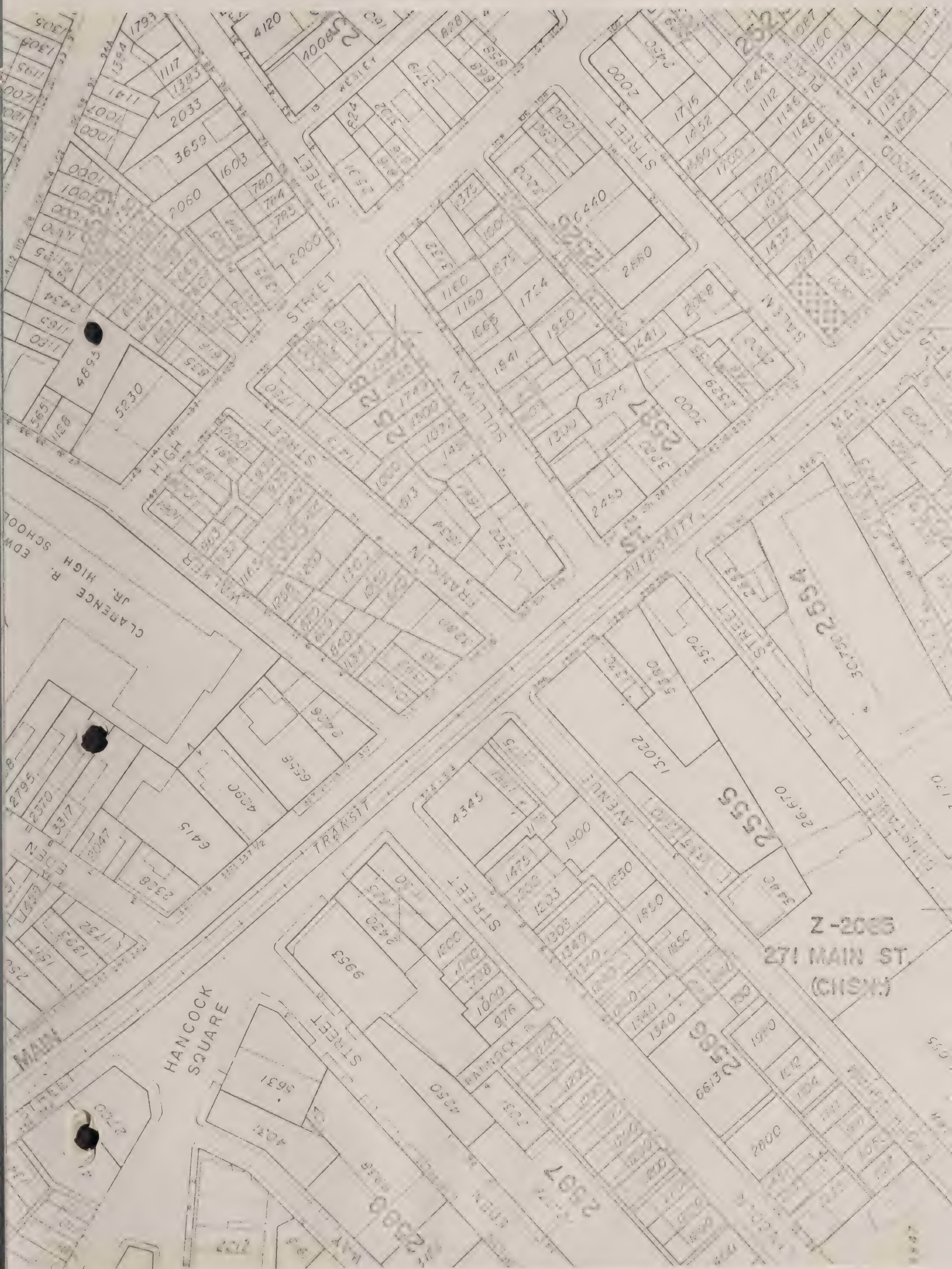
Petition No. Z-2085
Joseph T. Flaherty
271 Main Street, Charlestown

Petitioner seeks a forbidden use permit and two variances for a change of occupancy from one store and three apartments to one store and five apartments in a local business (L-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families not meeting one half the requirements of lot area and open space is forbidden in an L-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	50 sf/du

The property, located on Main Street at the intersection of Salem Street in the Charlestown Urban Renewal Area, contains a vacant four story brick structure formerly occupied as a store and three family dwelling. The petitioner proposes to rehabilitate this deteriorated and abandoned structure. The proposed rehabilitation of this vacant building will serve to stimulate the revitalization of the northside of Main Street and is in accord with the objectives of the Charlestown Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-2085, brought by Joseph T. Flaherty, 271 Main Street, Charlestown, in the Charlestown Urban Renewal Area, for a forbidden use permit and two variances for a change of occupancy from one store and three apartments to one store and five apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. The proposed rehabilitation of this vacant and deteriorated structure will serve to stimulate the revitalization of the northside of Main Street and is in accord with the objectives of the Charlestown Urban Renewal Plan.



Z-2005
271 MAIN ST.
(CHSK)

Board of Appeal Referrals 1/21/71

Petition No. Z-2086
Faneuil Realty Trust
100 Tremont Street, Brighton

Petitioner seeks a forbidden use permit and nine variances to erect a three-story and basement 20 unit apartment dwelling in a residential (R-.5) district. The proposal would violate the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A multi-family dwelling is forbidden in an R-.5 district.		
Section 10-1.	Parking is not allowed in front yard lot within five feet of side lot line.		
Section 14-1.	Lot area is insufficient.	2 acres	16,843 sf/du
Section 14-3.	Lot width is insufficient.	200 feet	135 feet
Section 14-4.	Street frontage is insufficient.	200 feet	135 feet
Section 15-1.	Floor area ratio is excessive	0.5	0.8
Section 16-1.	Building height is excessive	2 stories	3 stories
Section 17-1.	Open space is insufficient.	1,000 sf/du	197 sf/du
Section 18-1.	Front yard is insufficient.	25 feet	10 feet
Section 20-1.	Rear yard is insufficient.	40 feet	31 feet

The property, located on Tremont Street near the intersection of Tremont Place, contains 16,843 square feet of vacant land. A year ago, the petitioner submitted an application to erect a 40 unit apartment structure. The staff recommended a reduction to a density of not more than 24 units. The Board of Appeal concurred. The neighborhood is conducive to apartment dwelling. The proposed 20 unit density is appropriate and would not have an adverse affect on surrounding properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2086, brought by Faneuil Realty Trust, 100 Tremont Street, Brighton, for a forbidden use permit and nine variances to erect a three-story and basement 20 unit apartment dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. In February 1970, the petitioner submitted an application to erect a 40 unit apartment structure. The Authority recommended a reduction to a density of not more than 24 units. The Board of Appeal concurred. The neighborhood is conducive to apartment dwelling. The proposed 20 unit density is appropriate and would not have an adverse affect on surrounding properties.

Z-2086
100 TREMONT ST.
(BRI.)

Board of Appeal Referrals 1/21/71

Petition No. Z-2087
Wentworth Institute
620 Huntington Avenue, Boston

Petitioner seeks a conditional use permit and three variances to erect a five story student dormitory in a general business (B-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dormitory not upon the same lot as but, accessory to a college or university is conditional in a B-1 district.		
Section 14-2. Lot area for additional unit is insufficient	1000 sf/u	286 sf/u
Section 20-1. Rear yard insufficient	20 ft	11 ft
Section 23-3. Off street parking is insufficient	119 spaces	74 spaces

The property, located on Huntington Avenue at the intersection of Ward Street in the Fenway Urban Renewal Area, contains 42,543 square feet of land. The proposed dormitory would provide accommodations for students presently occupying apartments at 191-195 Park Drive which they intend to vacate. There would be no increase in resident student enrollment. The school will provide 74 off street parking facilities on the site and can provide the additional 45 required facilities on other parking lots owned by the school. The staff recommends that the proposed structure be subject to design review approval. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2087, brought by Wentworth Institute, 620 Huntington Avenue, Boston, in the Fenway Urban Renewal Area, for a conditional use permit and three variances to erect a five story student dormitory in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that the proposed structure be subject to Authority design review approval. The proposed dormitory would provide accommodations for students presently occupying apartments on Park Drive. There would be no increase in resident student enrollment.



AT BOSTON
166,006

WORTHINGTON

HUNTINGTON

AVENUE

STREET

METROPOLITAN

W. GREAVEY

WARD

WENTWORTH
INSTITUTE
ANNEX

SEWAGE
PUMPING
STATION
M.I.

620 HUNTINGTON AVE.
2-2087
(B.H.)

52,000

275-V

HOBART

4251

Board of Appeal Referrals 1/21/71

Petition No. Z-2089
Nierman Realty Trust
150 Bernard Street, Dorchester

Petitioner seeks two variances to erect a one story warehouse and distribution structure in a light manufacturing (M-1) and industrial (I-2) district. The proposal would violate the code the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	20 feet	3 feet
Section 20-1. Rear yard is insufficient.	20 feet	2 feet

The property, located on Bernard Street near the intersection of Talbot Avenue, contains 87,300 square feet of land. The proposed structure would be utilized for the storage and distribution of piping materials. The staff recommends that the structure be moved back from Bernard Street in order that the front yard setback on this street be maintained. The building would abut a railroad right-of-way in the rear. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2089, brought by Nierman Realty Trust, 150 Bernard Street, Dorchester, for two variances to erect a one story warehouse and distribution structure in a light manufacturing (M-1) and industrial (I-2) district, the Boston Redevelopment Authority recommends approval provided that the front yard setback comply with the existing front yard setback on Bernard Street.

LLD

WESTVIEW

THURSET

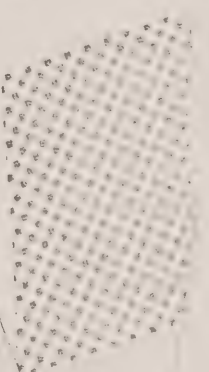
STREET

CENTRAL

Z-2089
150 BERNARD ST.
(DOR.)

ST. MARY'S
CEMETERY

111,832



STREET

23,975

Board of Appeal Referrals 1/21/71

Petition No. Z-2090
Elizabeth Shine
107 St. Botolph Street, Boston

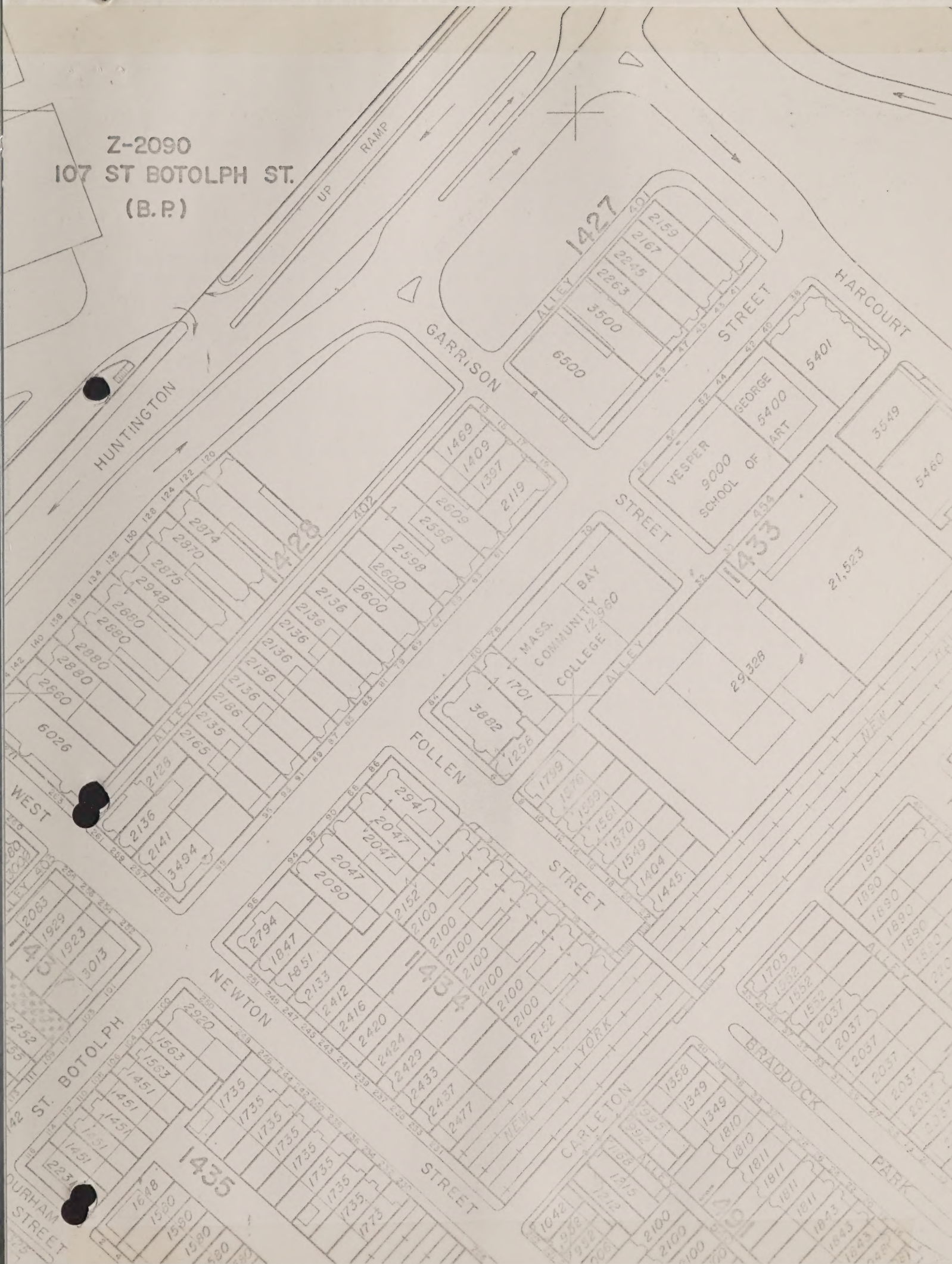
Petitioner seeks a forbidden use permit for a change of occupancy from a rooming house to a rooming house and real estate office in an apartment (H-2) district. The proposal would violate the code as follows:

Section 8-7. A real estate office is forbidden in an H-2 district.

The property, located on St. Botolph Street near the intersection of West Newton Street contains a three story brick structure. The immediate neighborhood is residential-commercial. The petitioner proposes to utilize a frontroom on the first floor as a real estate office. The staff has no objection to the use but recommends that any sign comply with Section 11-1 of the code (Signs in Residential Districts). Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2090, brought by Elizabeth Shine, 107 St. Botolph Street, Boston, for a change of occupancy from a rooming house to a rooming house and real estate office in an apartment (H-2) district. The Boston Redevelopment Authority recommends approval provided any sign comply with Section 11-1 of the zoning code.

Z-2090
107 ST BOTOLPH ST.
(B.P)



Board of Appeal Referrals 1/21/71

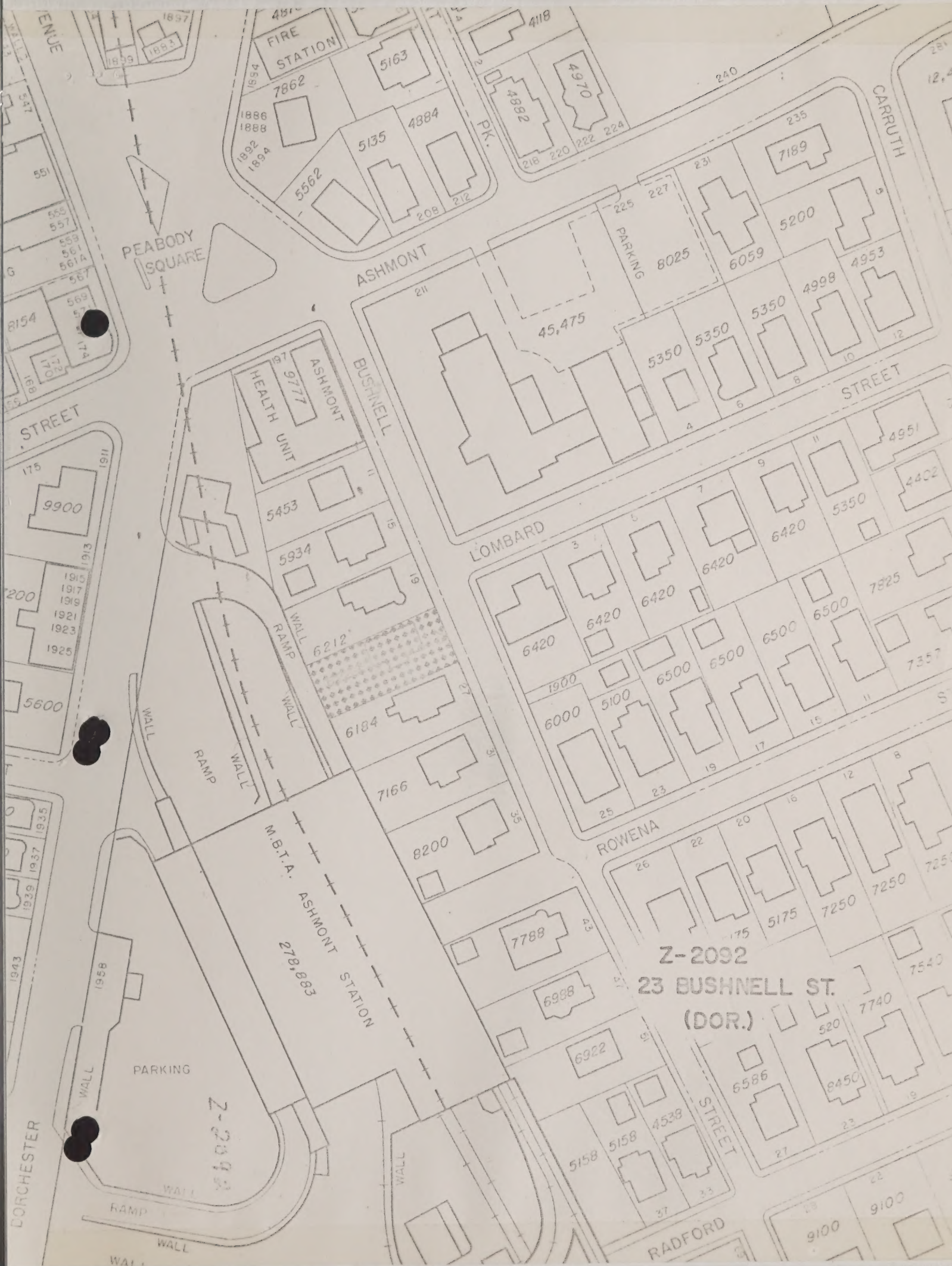
Petition No. Z-2092
James B & Agnes K. Dolan
23 Bushnell Street, Dorchester

Petitioner seeks a forbidden use permit for a change of occupancy from a two family dwelling to a two family dwelling and a real estate-insurance office in a residential (R-.5) district. The proposal would violate the code as follows:

Section 8-7. A real estate and insurance office is forbidden in an R-.5 district.

The property, located on Bushnell Street near the intersection of Lombard Street, contains a 2½ story frame dwelling. The neighborhood is predominantly residential one and two family. The proposed commercial use would be undesirable and an encroachment on surrounding residential properties. Recommend denial.

VOTED: That in connection with Petition No. Z-2092, brought by James B. & Agnes K. Dolan, 23 Bushnell Street, Dorchester, for a forbidden use permit for a change of occupancy from a two family dwelling to a two family dwelling and a real estate-insurance office in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The neighborhood is predominantly residential one and two family. The proposed commercial use would be undesirable and an encroachment on surrounding residential properties.



PEABODY
SQUARE

FIRE
STATION

HEALTH
UNIT

ASHMONT

BUSHNELL

LOMBARD

ROWENA

Z-2092
23 BUSHNELL ST.
(DOR.)

RADFORD

CARRUTH

M.B.T.A. ASHMONT STATION
278,883

PARKING

Z-2092